

## Arlington Town Meeting — Motion to Amend

**Article No. 6**

**Dated:** 10/14/2023

I, Xavid Pretzer, do hereby submit the following Motion to Amend Article 6:

To amend the recommended vote of the Redevelopment Board by removing portions of the added footnote as follows:

- \* 0 feet when abutting an alley or rear right-of-way of at least 10 feet of width
- \* 10 feet when abutting a non-residential district
- \* 20 feet ~~for three or fewer stories~~ when abutting a residential district
- \* ~~30 feet for four and more stories when abutting a residential district~~
- \* If the rear yard abuts both a residential and non-residential district, the minimum requirement for the residential district shall apply.

### **Comment:**

I am strongly in favor of the ARB's goal of simplifying and clarifying the rear yard setbacks in business districts. However, I believe a 30-foot setback is excessive and would serve to discourage 4- and 5-story buildings in business districts, limiting housing production from mixed-use buildings, including Affordable housing from our inclusionary zoning. A 30-foot setback would in many cases notably increase the setback requirement in these districts for parcels abutting residential zones, compared to current zoning. Furthermore, this Article only impacts Arlington's Business districts, which often have small lots. For some of the affected parcels, a 30-foot setback would amount to half of the depth of the parcel, which is an onerous requirement. Since this large rear setback would likely be used for surface parking, this would have the effect of prioritizing parking over housing. I think it better encourages housing production in Arlington to avoid requiring a rear setback in excess of 20 feet regardless of building height.

Respectfully submitted,

/s/ Xavid Pretzer

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Precinct 17

Date Voted: \_\_\_\_\_

Action Taken: \_\_\_\_\_